



Bridle Path HOA News

WWW.BP-HOA.ORG *** (805) 624-2906

REMEMBER THIS IS YOUR LAST PRINTED NEWSLETTER – CONTACT GM MANAGEMENT IF YOU NEED A PAPER COPY OR GO TO WEBSITE TO SIGN UP FOR EMAIL NEWS!

FROM THE 2009 HOA BOARD

DO NOT DEPEND ON RUMORS.... READ THE BPHOA NEWSLETTER!!!!!!

The NEWSLETTER is the only way for the Board to communicate to ALL 630 HOMEOWNERS. Not all homeowners access our website, nor are able come to Board meetings, so we must use the newsletter to communicate. Therefore, for you to stay informed about the issues, and current business, you need to READ the Newsletter and read the minutes from the Board meetings. If you do not have a computer, you can request copies from GM Management. If you have access to the internet, please visit our website www.bp-hoa.org for all current news, documentation, forms, etc. Make sure you sign up for the Email Newsletter, we will be emailing the newsletter from now on to save more money for the association and deter any dues increases next year.

There is a lot going on... Cathy Albertson, Vice President, has put together the "Holiday Lights" contest. We hope that everyone in the community will participate. We are planning a parade as well, where the winners will be recognized. This should be lots of fun, and we have a great group of sponsors. Please patron our sponsors – listed on the Holiday Light Contest Flyer!

There is more to be done next year, such as a complete audit, revise the Governing documents, continue to improve landscaping service, arenas, and enhance common areas. This Board has been handling multiple types of issues at one time, picking up a shovel, or paint brush to help improve our common areas, and saving the HOA money when possible. Many homeowners have volunteered their time to help us achieve the results you see today, and we 'Thank' all of them for their contributions to our community. To summarize this past year's activities:

January - New Board reviewed and approved 2009 Budget within 3 days after election to meet required 30 day notice, 2008 Board had not approved or distributed the 2009 Budget as required; Board appointed Lee Murray as Secretary/Web Master to replace Jim Panatelo who resigned the evening of election.

February - Researched 1996 Amendment documentation. Coordinated with City to add Hens to overlay ordinance; Received clearance from Fish & Game to clear Creek Bed and remove Dead Oak Tree; Cleared First Street Creek Bed (Free; Saved over \$7,000) Appointed Daran Paone as Treasurer to replace Lori Mitchell who resigned due to personal reasons. New Website and newsletter designs revealed allowing easier access and more information to the homeowners.

BPHOA BOARD OF DIRECTORS

Contact List

President	Stephanie Bennett
Vice President	Cathy Albertson CC&R Chair
Treasurer	Daran Paone Mtn-Park Liaison Landscaping
Secretary/ Media	Lee Murray Website /Newsletter Event Liaison
Member-at-Large	Marcy Myers Arenas Chair

BPHOA Committees Chairpersons

- Landscaping** - Daran Paone
- Architectural** - Michael Kress
arch@bp-hoa.org
- Arenas** - Marcy Myers
arenas@bp-hoa.org
- Mountain Park** - Don Paone
mtn-park@bp-hoa.org
- Events** - Jennifer de la Tore
events@bp-hoa.org

Bridle Path HOA Phone

(805) 624-2906

Board email: board@bp-hoa.org

GM Property Management:

805-526-0303

1736 Erringer Rd, Ste. 104,
Simi Valley, CA 93065

BPHOA@GMManagement.com

All correspondence emails to Board, Committee's or GM Property Mgmt. must contain resident's full name and address or email will not be replied to.

March - Recorded 1996 Amendment. Surveyed Homeowners for interest in changing CC&Rs to include a Cattle amendment; Mountain Park Trail maintenance completed; The removal of dead Oak Tree; Completed First Street common area Brush removal. Dealt with the Vandalism of Mountain Park & 3 Gates – filing of police reports. Changed Auto Insurance on Jeep (*Saving approx. \$600 per year*).

April - Appointment of VP Berna Arnold to replace Michael Anatole who resigned for personal reasons; Personal Harassment directed at 4 Board members; Mayor Miller wrote letter to HOA to respond to "false" statements made by group of homeowners. Russ Pungchar resigned from the Board. Monthly 'Tree Trimming' contract for Common Areas throughout BPHOA started; Discovered & reported 'La Monte' license agreements to Legal counsel.

May - ABM contract was not renewed; Hired GM Management to start in July. Board announces that a Cattle amendment would not be pursued. Appointed Marcy Myers to replace Russ Pungchar; Received petition for 'Recall of entire Board', no 'cause' stated.

June - Transition from ABM to GM; "GOT ARENAS" survey; Received increased landscaping services for no increase of cost through re-negotiation. Hired Ted Martens for 'Inspector of Elections' for "Recall" Special Election. Distributed notification of Special meeting and nomination forms for 'Recall'.

July - Mediation Hearing for Miller/Foran Drain case; HOA was served papers from Mr. Apodaca - Apodaca vs. BPHOA case; HOA hired Dan Shapiro to handle case. Stephen Levine represented HOA in Simi Valley Court for Apodaca vs. BPHOA; Clean up

of Bathroom Area & installation of pavers (work done by Mtn Park committee – Free) NEW Trail Course Built (built & setup) by volunteers). Legal Summary Newsletter (First time a Board has communicated complete legal status in a newsletter)

Moved Board meetings to Simi Town Center – Larger room, Professional environment.

August - Dressage Arena Completed (under \$8,000);

Carefree/Tranquil Bridle Path cleared and reopened for all Tranquil and Leisure Lane Residents. Special Meeting for Recall held "Recall" failed; Rocking Horse landscaping enhancement.

September - Dressage Arena railing installed and adjustments made per rider requests. Received Financial Report from Moskowitz; Board voted for a 2nd opinion of Financials; Appointed Cathy Albertson to replace Berna Arnold. HOA Served for ABM vs. BPHOA.

October - Miller/Foran 'Drain' case settled. Cathy Albertson forms a new CC&R Committee; Starts a 'Friendly' committee approach. New Contract with StayGreen Approved, added two full days, for small increase to monthly fee; Fixed sprinkler lines and improved the way flowers were planted along First Street fencing.

November - Send out proposed CC&R rules & regulations; Website sign-up for 'On-Line' significant savings.

December - Jumping Arena reconditioning completed. Clean up of Dressage Arena landscape completed.

Board approved 'annual' Coupon Payment Book; (printing & postage savings by not mailing statements monthly). First Street Common Area Tree Removal and Trimming of First Street common area.

Community Contacts

Simi Valley Police
(emergency) 911
(non emergency)
805-583-6950

Simi Valley Graffiti Removal
805-583-6444

Ventura County Animal Control 805-388-4341

BPHOA

P.O Box 634, Simi Valley, CA 93062

DECEMBER MEETING
December 21st 7:00 p.m.

Simi Town Center Meeting Room

DECEMBER Agenda

1. Call Meeting to Order
2. Presidents Summary
3. GM Report
Meeting Announcement
4. Secretary's report
Approval of November Minutes
Website Report
Newsletter Report
5. Treasurers Report
November Financial report
6. Landscaping
7. CC&Rs
Rules & Regulations – Board vote
HolidayLights Contest Winners
8. Mountain Park
9. Architectural
10. Events
11. Arena
12. New Business
13. OPEN FLOOR (must start by 8:00pm)
14. 8:20pm Adjournment of General meeting/ Go to Executive Session
8:30pm.
CC&R review / 2nd, 3rd notices/
appeals
Legal Review
New Executive Business

***Executive sessions will be held afterwards if there is time, otherwise they will be held on Friday's or Saturday's at GM management office.

Legal News**BPHOA vs. Miller BPHOA vs. Foran**

The Miller/Foran Drain case has been settled. The 2008 Board filed this action against homeowner's Miller & Foran for judgement in regards to the repair of a storm drain. The Millers' have signed the settlement agreement, and Foran is bound to the agreement, but has not returned a signed copy at this time. As soon as this happens, we will move forward with the repair of the drain, and put this matter behind us.

Bill Apodaca vs. BPHOA

This case is on-going. The case involves the interpretation of CC&Rs, in regards to "Recalling" the Board or Board member. Apodaca's First Amended Complaint was filed and served in November and BPHOA's response is due at the end of December. We are now waiting for a status conference at which time the court will provide a trial schedule. This case will not go to trial until sometime next Spring or Summer, after the General election.

"RECALL"**Expense Breakdown**

Estimated total expenditure through November : \$24,000

The following are the services contributing to the expense:

Legal: Petition Review / write Ballot and election Rules, Apodaca vs. BPHOA case (Court hearing, gathering evidence, etc.), Legal Challenges by those who authored the Petition. Legal Counsel present at Special Meeting;

Inspector of Election: Fees include that gathering & security of

ballots, verification of ballots. Proxy validation, counting of the votes.

Miscellaneous : Printing and office supplies, postage & meeting room.

SPECIAL ASSESSMENT (Approved at September 2009 Open Board meeting)

The BPHOA Board has the duty to oversee the financial soundness of the HOA. As a result of legal action against Miller/Foran that was filed by the previous BPHOA Board who did not include additional budget in 2009 to cover the legal expenses, the action of petitioning for the recall of the entire 2009 Board, and legal expenses being incurred by Apodaca vs. BPHOA case, the expenses are far beyond what the HOA can absorb. Therefore, the Board had to make the difficult decision to consider a special assessment. Per the law, the Board is allowed to vote for a **ONE TIME Special assessment** that is 5% of the current fiscal budget.

None of these expenses were predicted nor does the HOA have the income to offset the \$24,000 spent up through November 2009. The membership was notified of the assessment in the October newsletter. It will not cover the entire expense, but it will keep us within reach of a balanced financial condition. Remember, the Board members are Homeowners too, and pay the same assessments as everyone else.

Grandfathering

Homeowner's have rights of privacy when it comes to matters between the HOA and the Homeowner. We have been given permission to communicate to you

by the homeowner about the following matter. The HOA was contacted by Miller legal counsel with additional documentation in regards to the cattle residing on the Miller property. Evidence was provided that previous Boards were very much aware that cattle were being kept at this address. The Miller's were cited with two (2) CC&R violations in 1997 and 1998, and sent a personal letter from the BPHOA President in 1997 about the keeping of their cattle. That Board did not follow up with any action to have the Cattle removed. In fact, BPHOA had cattle grazing in the mountain park during this time and years to follow. No additional CC&Rs were given, nor action to have the cattle removed by any Board afterwards, since 1997. This matter came to be, as a result of a complaint filed to the city in 2008 10 years later.

With careful consideration and review of the facts, it was determined that it did not seem a prudent use of HOA dollars to enter into a lawsuit or have a lawsuit filed against the HOA, in regards to the Miller's keeping these 4 animals. The Board approved the action of 'grandfathering' 2 steers and 2 cows owned by the Miller's. 'Grandfathering' is given when there is acknowledgement that a violation of HOA rules has existed for many years without enforcement by the HOA, therefore that specific violation can no longer be enforced. The variance means that the 4 specific animals can stay on the property for their lifetime, but cannot be replaced upon their death.

This DOES NOT mean that other Homeowners can have cattle on their property.

So what was the survey about? The Survey was distributed to homeowners for information only to guide the Board to consider the 'adoption/writing of an amendment to allow Cattle within BPHOA'. No further action has or will be taken in regards to this subject.

1996 Amendment Allowance for Agricultural Project and Other Uses Approvals

Per the 1996 Amendment that was finally recorded in March 2009, allows homeowners to ask the Board for the allowance of animals which are involved with "Agricultural Club Projects" such as 4H. If permission is given, the homeowner is then required to go to the **City** for the appropriate permits. The Board received four (4) applications for four (4) calves for 4H Project purposes. The Calves are raised by Youth members for the next year until end of August 2010.

A new application has to be filed upon expiration of the current HOA application. The Board approved the applications at the October 2009 Board Open meeting. The calves will be housed at the Miller residence. The homeowner is now required to apply and receive approval for a "CUP" from the City for the variance of City ordinance.



Speed Limit in Bridle Path is 25 mph

SLOW DOWN – children at play – people with horses – SPEED KILLS!

Landscaping

The sand bag placement is proceeding but there are some ways homeowners can help improve how well the sand bags minimize erosion. Per our CC&R's, (Article X, Section F & H) it is the responsibility of the homeowner to maintain the drainage devices & bridle paths that front their property. With that said we are requesting that homeowners, clean, maintain & repair if necessary, the v-ditch that fronts your property. Damaged or blocked v-ditches only serve to stop the flow of runoff & funnel it onto the bridle path We are also asking that you pull the sand back from your driveway apron to allow the apron to funnel runoff down the path. We have been working with the landscaping crew to do these exact things in common areas & had sand pulled back from corners before laying bags. The sand bags are merely an aid to help manage erosion & with

homeowners help we can manage it even better so as to keep minimal amounts of sand & DG runoff from ending up in the streets, drains & eventually the Arroyo.

Mountain Park

We have coordinated with the Arena Committee to join efforts & undertake a major tree trimming project at the 1st St Arena Complex. We have had several large limbs break in and around the area & decided for safety as well as to improve the HOA's appearance we would address the job.

Treasurer

We have received a few bids on the proposed "Payment Coupon Books." The board will be discussing this option as it will be a significant cost saver. This, in conjunction with posting the

newsletter on line will significantly reduce billing, postage & copying expenses. We are considering an option where each homeowner would receive a yearly coupon book & would return one voucher with their monthly payment, you would still have the option of paying more than one month at time.

GENERAL MEETING/ ELECTION OF 2010 BOARD

**JANUARY 18, 2010
Monday 7:00**

Simi Town Center Meeting Hall

Ballots must be mailed in or brought to meeting by

DEADLINES stated on BALLOT